

**CITY OF MILWAUKIE
PLANNING COMMISSION
MINUTES
Milwaukie City Hall
10722 SE Main Street
TUESDAY, January 14, 2014
6:30 PM**

COMMISSIONERS PRESENT

Lisa Batey, Chair
Clare Fuchs, Vice Chair
Scott Barbur
Sine Bone
Shaun Lowcock
Wilda Parks
Gabe Storm

STAFF PRESENT

Denny Egner, Planning Director
Steve Butler, Community Development
Director

1.0 Call to Order – Procedural Matters*

Chair Batey called the meeting to order at 6:30 p.m. and read the conduct of meeting format into the record.

Note: The information presented constitutes summarized minutes only. The meeting video is available by clicking the Video link at <http://www.ci.milwaukie.or.us/meetings>.

2.0 Planning Commission Minutes

2.1 July 9, 2013

It was moved by Commissioner Lowcock and seconded by Commissioner Storm to approve the July 9, 2013 Planning Commission minutes as presented. The motion passed unanimously.

2.2 July 23, 2013

It was moved by Commissioner Parks and seconded by Commissioner Barbur to approve the July 23, 2013 Planning Commission minutes as presented. The motion passed unanimously.

3.0 Information Items

Steve Butler, Community Development Director, introduced Denny Egner, the new Planning Director.

Mr. Egner noted his background in planning and that he was happy to be on board and excited about the opportunities in Milwaukie. So far he was impressed with the Planning and administrative staff.

Mr. Egner also stated that an Associate Planner, Vera Koliass, was hired and would begin the following week. He noted her background and connection to Milwaukie.

4.0 Audience Participation –This is an opportunity for the public to comment on any item not on the agenda. There was none.

5.0 Public Hearings – None

6.0 Worksession Items

- 6.1 Summary: Officer Elections
Staff: Denny Egner

Chair Batey noted that her term was up at the beginning of April and therefore, if she were to be reelected, the Commission would need to hold elections again at that time.

It was moved by Commissioner Parks and seconded by Commissioner Lowcock to reelect Lisa Batey as Chair and Clare Fuchs as Vice Chair of the Planning Commission. The motion passed unanimously.

- 6.2 Summary: Oregon APA Online Presentation – Affordable Housing and Fair Housing for Planning Commissioners
Staff: Denny Egner

Mr. Egner introduced the Oregon American Planning Association's (APA) website, noting the topic of tonight's video and that it included information regarding statewide Planning Goal 9 and its requirements. This topic would apply to some housing issues that would be before the Commission in the near future. Also, Goal 9 would come into play if a Comprehensive Plan update project began in the next few years.

The Commission viewed the video.

Mr. Egner agreed that it was important to have affordable housing addressed in the Comp Plan, which he noted the current Plan was out-of-date. One part of the Comp Plan update process was performing a housing needs analysis to comply with Goal 10 and other local regulations.

Chair Batey noted a few topics that weren't addressed in the video, specifically the mechanics of how affordable housing projects were put together. Would a complex that included affordable housing be entirely affordable housing, or would it be a mix of affordable housing and market rate housing? What was the expectation of the City's contribution to creating affordable housing?

Mr. Egner noted a contribution from local government would be based on the importance of affordable housing to the community. He gave Clackamas County's consolidated housing plan as an example, although they had funds to distribute in ways such as rent assistance or County-owned complexes. Nonprofits were another resource for affordable housing. One challenge he found was creating an inventory of those that provided affordable housing (i.e. accept vouchers) and providing that information to those in need.

Vice Chair Fuchs noted the issue that some landlords that may take vouchers could choose to not accept payment from two separate sources and therefore created a barrier to accessibility.

Chair Batey asked if mixed housing tended to be more successful, and **Mr. Egner** felt that it was.

7.0 Planning Department Other Business/Updates

7.1 Planning Commission Update Pages

8.0 Planning Commission Discussion Items

Chair Batey referred to a property on Stanley Ave that had signs posted accusing the Commission and former Engineering Director Gary Parkin for holding up the construction project on the property.

Mr. Egner gave background that there had been a nonconforming duplex that burned down a few years ago on the property. Because the property owner waited to rebuild, new infrastructure was required but had not been built when a new house was recently constructed. As a result, the owner has been unable to get the final inspection and so posted a sign blaming the Commission and Mr. Parkin. Currently, communication was occurring between the property owner's attorney and the City attorney. For the record, the project had not come before the Commission.

Mr. Egner noted the Monroe Street Neighborhood Greenway project that was about to kickoff. It was a Community Development project that was grant-funded with the goal to make Monroe St more bicycle- and pedestrian-friendly. The project would primarily be more about projects within the Capital Improvement Plan (CIP) framework.

9.0 Forecast for Future Meetings:

January 28, 2014 1. TBD – *The Commission moved to cancel this meeting*
February 11, 2014 1. TBD


Mr. Egner noted a joint session with the Design and Landmarks Committee would be held in the near future to brief both groups on the Moving Forward Milwaukie project. The Commission's involvement would be when code amendments were proposed later on.

Chair Batey requested updates on the Riverfront Park and the 17th Ave Connection projects for future meetings.

Meeting adjourned at approximately 8:02 p.m.

Respectfully submitted,

Alicia Martin, Administrative Specialist II



Lisa Batey, Chair